

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ROBERT A. HESSLING ROBERT A. HESSLING, APC 3853 Meadow Park Lane Torrance, CA 90505 Telephone: (310) 375-0255 Facsimile: (310) 373-5152 State Bar # 96466 E-mail: rhessling@gmail.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: David A. Gill, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION	
In re: MIRIAM M. LOPEZ, Debtor(s)	CASE NO.: 2:14-bk-12175-BB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: August 3, 2016	Time: 10:00 a.m.
Location: Courtroom "1475" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: July 20, 2016

Description of property to be sold: all of the right, title and interest in residential real property commonly described as 1102 Neola Street, Los Angeles, California ("Property")

Terms and conditions of sale: as-basis, without any warranties or representations, and free and clear of liens and encumbrances, with such liens and encumbrances to attach to the sale proceeds

Proposed sale price: \$405,000

Overbid procedure (if any): Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$12,150 in the form of a cashier's check, payable to "David A. Gill, Chapter 7 Trustee." In addition, the initial overbid for the Property must be \$410,000, and all subsequent overbids with respect to the Property must be in increments of \$1,000.

If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:
August 3, 2016 at 10:00 a.m. in Courtroom "1475" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

Contact person for potential bidders (include name, address, telephone, fax and/or email address):
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;
e-mail: rhessling@gmail.com

Date: July 12, 2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On July 12, 2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On July 12, 2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

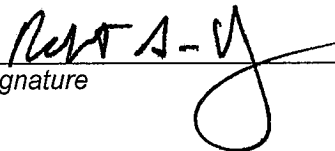
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, 2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 12, 2016
Date

Robert A. Hessling
Printed Name


Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

Trustee David A Gill (TR) trusteeECF@dgdgk.com, dgill@ecf.epiqsystems.com;DanningGill@Gmail.com
Trustee's Counsel Robert A Hessling rhessling@gmail.com
Debtor's Counsel Phillip Myer pmyer@phillmyerlaw.com, biskander@phillmyerlaw.com
Zev Shechtman zshechtman@dgdgk.com, danninggill@gmail.com;zschechtman@ecf.inforuptcy.com
Ramesh Singh claims@recoverycorp.com
United States Trustee (LA) ustregion16.la.ecf@usdoj.govrustee

2. SERVED BY UNITED STATES MAIL:

Debtor

Miriam M. Lopez
1102 Neola Street
Los Angeles, CA 90041-2406

Raul Lopez
1102 Neola Street
Los Angeles, CA 90041-2406

Lienholder (address per amended schedules)

Citi Mortgage
P.O. Box 6243
Sioux Falls, SD 57117-6243

Lienholder (address per assignment of deed of trust)

CitiMortgage, Inc.
1000 Technology Drive
O'Fallon, MO 63368

Lienholder (address per California Secretary of State)

CitiMortgage, Inc.
P.O. Box 30509
Tampa, FL 33631

Lienholder (agent for service of process per California Secretary of State)

CitiMortgage, Inc.
c/o C T Corporation System
818 West Seventh St., Suite 930
Los Angeles, CA 90017

Buyer

Natalie Milberg
c/o Hattie Ramirez
Keller Williams Los Feliz
1660 Hillhurst Avenue
Los Angeles, CA 90027.

Presiding Judge's Copy

Honorable Sheri Bluebond
United States Bankruptcy Court
255 E. Temple St., Suite 1482
Los Angeles, CA 90012-3332